

**PB#92-02**

**FRANCESCO PETRONELLA**

**SBL 35-1-3.3**

PETRONELLA, FRANCESCO SUB. #92-2  
RILEY RD. (WASHBURN) 2 LOTS

*Approved*

*8/19/92*

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

12403

Received of Francesco Petronella January 3 1992  
\$ 50.00

Fifty and 00/100 DOLLARS

For Planning Board Application Fee 92-2

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>OK #102</u>		<u>50.00</u>

By Pauline H. Townsend  
Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt**

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

12404

Received of Pauline H. Townsend January 3 1992  
\$ 600.00

Six Hundred and 00/100 DOLLARS

For Planning Board Subdivision #92-2  
Petronella - Reley Road

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>OK # 103</u>		<u>600.00</u>

By [Signature]  
Comptroller

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**Planning Board**  
**Town Hall**  
555 Union Ave.  
New Windsor, N.Y. 12553

NO. 92-2  
August 19, 1992

RECEIVED FROM Francesco Petronella

One Thousand 00/100 DOLLARS

One Lot Recreation Fee

Account Total \$ 4,000.00

Amount Paid \$ 4,000.00

Balance Due \$ -0-

[Signature]  
Miguel Masón, Secy. to  
the Bd.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

FUND	CODE	AMOUNT
OK #102		50.00

By William N. J. J. J. J.  
Town Clerk  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt**

12404

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, N. Y. 12550

Received of Pauline H. Townsend \$ 600.00

Six Hundred and 00/100 DOLLARS

For Planning Board Subdivision #92-2  
Petronella - Reley Road

DISTRIBUTION:

FUND	CODE	AMOUNT
OK # 103		600.00

By [Signature]  
 Title

Williamson Law Book Co., Rochester, N. Y. 14609

**Planning Board**  
 Town Hall  
 555 Union Ave.  
 New Windsor, N.Y. 12553

NO. 92-2  
August 19, 1992

RECEIVED FROM Francesco Petronella

One Thousand 00/100 DOLLARS

One Lot Recreation Fee

Account Total \$ 4,000.00  
 Amount Paid \$ 4,000.00  
 Balance Due \$ -0-

[Signature]  
Myra Mason, Secy. to  
the P.B.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

**GENERAL RECEIPT**

12822

**TOWN OF NEW WINDSOR**  
 555 Union Avenue  
 New Windsor, NY 12550

Received of Francesco Petronella \$ 260.00

Two Hundred Sixty and 00/100 DOLLARS

For P.B. #92-2 Approval Fees

DISTRIBUTION:

FUND	CODE	AMOUNT
CR # 146		260.00

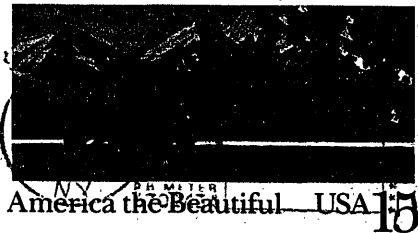
By Pauline H. Townsend  
Town Clerk  
 Title

Williamson Law Book Co., VICTOR, N.Y. 14564



universa  
No. FS-15113

Ms. Petronella  
564-8006



**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

County File No. NWT 3 92 N

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of .. Francesco Petronella .....  
for a .. Subdivision - Riley Rd. - Within 500' of NY City Aqueduct .....  
County Action: .. Local Determination .....

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.

Map Number

178-92

City

Town

Village

92-2  
H N. Windsor

Section

35

Block

1

Lot

3.3

Title:

Francesco Petronella

Dated:

3/3/92 Rev.

Filed

8-28-92

Approved by

Ronald Lander

on

8-19-92

Record Owner

Francesco Petronella

(1 Sheet)

MARION S. MURPHY

Orange County Clerk



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/20/92

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 92-2

NAME: PETRONELLA, FRANCESCO  
APPLICANT: PETRONELLA, FRANCESCO

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/19/92	DATE STAMP EXPIRED . APPROVAL DATE STAMP EXPIRED - REDATED PLANS	PLANS REDATED
03/18/92	PLANS STAMPED	APPROVED
03/11/92	P.B. APPEARANCE	ND/WPH - APPROVED
01/22/92	P.B. APPEARANCE	LA/RET. TO WORKSHOP
12/30/91	WORK SESSION APPEARANCE	SUBMIT APPLICATION
09/04/90	WORK SESSION APPEARANCE	DISCUSSION ONLY

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 08/19/92

PAGE: 1

LISTING OF PLANNING BOARD FEES  
Escrow

FOR PROJECT NUMBER: 92-2

NAME: PETRONELLA, FRANCESCO  
APPLICANT: PETRONELLA, FRANCESCO

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
01/03/92	4 LOTS @ 150.00	PAID		600.00	
01/22/92	P.B. ATTY. FEES	CHG	35.00		
01/22/92	P.B. MINUTES	CHG	22.50		
03/11/92	P.B. ATTY. FEES	CHG	35.00		
03/11/92	P.B. MINUTES	CHG	9.00		
03/24/92	P.B. ENGINEER FEE	CHG	278.00		
		TOTAL:	379.50	600.00	-220.50

Please issue a check in  
the amount of \$220.50  
to:

Francesco Petronella  
227 Riley Road  
New Windsor, N.Y. 12553

Gave to L Reis 8/19/92 (m)

P.B. # 92-2 Recreation fee

564-8006

FRANCESCO PETRONELLA

BOX 227, RILEY RD.  
NEW WINDSOR, NY 12553

145

50-7131/2219

8-12 19 92

PAY TO THE  
ORDER OF

Town of New Windsor

\$ 1000<sup>00</sup>

One Thousand

00<sup>00</sup>  
DOLLARS



WALDEN SAVINGS BANK  
Cornwall Office  
321 Hudson St. / Cornwall-on-Hudson, NY 12520

FOR

Francesco Petronella

⑆221971316⑆06 05 031360⑆ 0145

P.B. # 92-2 Appraisal fees

564-8006

FRANCESCO PETRONELLA

BOX 227, RILEY RD.  
NEW WINDSOR, NY 12553

146

50-7131/2219

8-12 19 92

PAY TO THE  
ORDER OF

Town of New Windsor

\$ 260<sup>00</sup>

Two Hundred sixty

00<sup>00</sup>  
DOLLARS



WALDEN SAVINGS BANK  
Cornwall Office  
321 Hudson St. / Cornwall-on-Hudson, NY 12520

FOR

Francesco Petronella

⑆221971316⑆06 05 031360⑆ 0146

561-4171

92-2

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

pd

ESCROW:

RESIDENTIAL:

\_\_\_ LOTS @ 150.00 (FIRST 4 LOTS).....\$ 600.00  
\_\_\_ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$

COMMERCIAL:

\_\_\_ LOTS @ 400.00 (FIRST 4 LOTS).....\$  
\_\_\_ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$

TOTAL ESCROW DUE....\$ 600.00

Pd

\*\*\*\*\*

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00  
PRELIMINARY PLAT APPROVAL .....\$ 100.00  
FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 110.00  
FINAL PLAT SECTION FEE.....\$ 150.00  
BULK LAND TRANSFER...(\$100.00).....\$ -

260.00  
★

TOTAL SUBDIVISION APPROVAL FEES.....\$ ~~410.00~~

\*\*\*\*\*

RECREATION FEES:

\_\_\_ LOTS @ \$1000.00 PER LOT.....\$ 1,000.00

★

\*\*\*\*\*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ 278.00  
PLANNING BOARD ATTORNEY FEES.....\$ 70.00  
MINUTES OF MEETINGS.....\$ 31.50  
OTHER.....\$

\*\*\*\*\*

PERFORMANCE BOND AMOUNT.....\$ N/A

5% OF ABOVE AMOUNT.....\$

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ N/A

4% OF FIRST \$50,000.00 OF ABOVE:.....\$  
2% OF REMAINDER OF ABOVE:.....\$

TOTAL INSPECTION FEE DUE:.....\$

★

Date 3/22, 1992

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 359 Moores Hill Rd DR.  
New Windsor, Ny 12553

DATE		CLAIMED	ALLOWED
3/11/92	Planning Board Meeting	75 00	
	Miscellaneous - 1 pg	4 50	
	mt Aing - 2 pgs	9 00	
92-2	Petronella 2 pgs	9 00	
	Argenid - 3 pgs	13 50	
	Parkview - 5 pgs	22 50	
	Wood Monte - 4 pgs	18 00	
	Mans - 7 pgs	31 50	
	Town of N.W. - 2 pgs	9 00	
	✓ New Windsor Enterprises - 3 pgs	13 50	
	Medallion - 1 pg	4 50	
		<u>210 00</u>	

*[Handwritten signature]*

3/24/92

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/11/92

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 92-2

NAME: PETRONELLA, FRANCESCO

APPLICANT: PETRONELLA, FRANCESCO

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	01/03/92	MUNICIPAL HIGHWAY	03/04/92	SUPERSEDED BY REV1
ORIG	01/03/92	MUNICIPAL WATER	01/06/92	APPROVED
ORIG	01/03/92	MUNICIPAL SEWER	01/14/92	APPROVED
ORIG	01/03/92	MUNICIPAL SANITARY	03/04/92	SUPERSEDED BY REV1
ORIG	01/03/92	MUNICIPAL FIRE	01/08/92	APPROVED
ORIG	01/03/92	PLANNING BOARD ENGINEER	03/04/92	SUPERSEDED BY REV1
ORIG	01/24/92	O.C. PLANNING DEPT.	03/04/92	SUPERSEDED BY REV1
REV1	03/04/92	MUNICIPAL HIGHWAY	03/05/92	APPROVED
REV1	03/04/92	MUNICIPAL WATER	03/05/92	APPROVED
REV1	03/04/92	MUNICIPAL SEWER	/ /	
REV1	03/04/92	MUNICIPAL SANITARY	/ /	
REV1	03/04/92	MUNICIPAL FIRE	03/04/92	APPROVED
REV1	03/04/92	PLANNING BOARD ENGINEER	/ /	
REV1	03/04/92	O.C. PLANNING DEPT.	03/11/92	LOCAL DETERMIN.

Date 2/9/92, 19.....

# TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12550

TO Frances Roth 389 Morris Hill Rd DR.  
New Windsor, NY 12553

DATE			CLAIMED	ALLOWED
1/22/92	Planning Board Meeting		75 00	
	Miscellaneous 1pg		4 50	
9/22	Blooming Grove - 9 pgs		40 50	
9/26	Mason - 4 pgs		18 00	
12-2	Petronella - 5 pgs		22 50	
12-3	DeDominicus - 2 pgs		9 00	
12-4	Pena - 6 pgs		27 00	
	Quality - 1 pg		4 50	
	Windsor Crest - 18 pgs		51 00	
			<u>282 00</u>	

PETRONELLA, F. SUBDIVISION (92-2) RILEY ROAD

Mr. Ronald Washburn came before the Board representing this proposal.

MR. PETRO: Fire says it's acceptable. There's no highway.

MR. WASHBURN: What we have here is 4 acres located on Riley Road. Mr. Petronella wants to subdivide into a 4 lot subdivision serviced by a private road. The only, I think the only real question that we're going to come up with here is the question of the sewer. What we're proposing is for the 4 houses and 4 lots, they'll each individually be giving a sewer lateral out to the sewer line out Riley Road. Lot number one will have the sewer directly in front of the house. Lot number 2 which is the existing dwelling which at present has a sewer lateral hooked into Riley Road isn't working too well out into the right-of-way and go out onto Riley Road. Lots 3 and 4 will be serviced by 2 laterals in the same trench. And they'll go out into Riley Road also. Purpose for the 4 laterals like we're doing is because of the sewer moratorium. We can't put the extension in. So by putting individual connectors in or laterals, we still meet the moratorium requirements. There's only one hooked up lot number 2, the existing house.

MR. VAN LEEUWEN: This is proposed problem we have to worry about these 2.

MR. WASHBURN: And Mark has no objections to it. We'll be putting a new one and it will be going down the right-of-way, go on the north side. The other one for lots 3 and 4 will be put in the same trench on the south side of the right-of-way.

MR. PETRO: Let me interrupt you there. The laterals in the same trench, that's not a problem?

MR. WASHBURN: Mark and I went offer that, that's not a problem.

MR. BABCOCK: Well, my opinion is that you have the laterals in the same trench and not far enough apart, if one person has a problem you're going to be damaging the other one when you you dig them up. We discussed that in the workshop.

MR. WASHBURN: We're showing cleanouts every 75 feet.

MR. PETRO: How long are these ditches going go in there, the whole ditch itself?



MR. WASHBURN: You're talking probably 457 feet, sewer line lateral. But we have approximately 18 feet of ditch proposed.

MR. PETRO: More than you need there and obviously lot number one is not a problem.

MR. WASHBURN: Lot number 27 is an existing house with the existing sewer line which at present fails so that's why he wants to put it in a different location.

MR. PETRO: Six inch is wide enough to go the distance.

MR. WASHBURN: Mark's idea to put the 6 inch.

MR. PETRO: I notice on his comments he's got comment on the driveway, it's located on the north side of--I'm talking on the driveway, this driveway here, that services the house that will be eliminated, he does not have a easement. He's got frontage on Riley Road. He doesn't have an easement for that apparently so he's going to eliminate that. He also has a question on the pole lines. There's no easement for the 2 pole lines that he is talking about which run through lot number one to service the existing house. They'll be removed and services will be put down the private right-of-way.

MR. PETRO: What's the 12 inch CMP where do they go up to the ponds?

MR. WASHBURN: Put a driveway in presently there's a driveway here servicing his house and that's just so this driveway can come offer and there's a little 18 inch in here. This wall will be eliminated and graded off. It's not a drainage problem. It's just for the driveway going in.

MR. PETRO: Which way does this property--

MR. KRIEGER: They already have a maintenance declaration.

MR. WASHBURN: No we're holding off until we find out about the sewers. Al Cavalari is going to prepare it.

MR. LANDER: Are we going go to have a problem with this sewer line where we don't want to circumvent DEC on this one.

MR. WASHBURN: We're only making private connections so if there is a problem in the line that's the individual's problem has nothing to do with the town.

January 22, 1992

17

MR. LANDER: I think we're going to have to--

MR. BABCOCK: The purpose of the moratorium was because of the flow that we have now in our sewer lines and not to accept anymore sewer systems. What happens I shouldn't say typically on a project like that you would put an extension on the sewer line in and put in certain laterals to the individual houses. The reason that these individual laterals are running the distances that they are is because we can't extend the sewer line.

MR. WASHBURN: More than likely what's going to happen before those 2 houses are built on lot number 3 and 4, he's going to, the sewer moratorium will be lifted and he will come back in and go in with a proper extension. Talking 6 or 8 months.

MR. PETRO: I'll give the members my opinion of this and we'll go on for some further discussion. I think if he had 4 lots on Riley Road and they were on the road and he wanted to build these homes and run the laterals in we won't have that much of a discussion. Being he's just further back of course he's creating all the other 3 lots, I don't see why we still can't allow him to do this procedure if he wants. The land is still there, it's 4 acres and he's building these homes if he wants to run individual laterals I don't see any problem with it.

MR. VAN LEEUWEN: I'll tell you one thing it's going to save the town money because the town doesn't have to worry about the sewer line.

MR. LANDER: It's a private road anyway.

MR. VAN LEEUWEN: Even if they put a sewer line up here okay, and it's tied into the town they'd have to turn the sewer line over to the town, the town would be responsible for the sewer line up to that point am I right or wrong?

MR. BABCOCK: Right. They won't be able to turn this over to the town. This is going to have to remain private forever.

MR. VAN LEEUWEN: Now it is but if he puts a sewer line even if it was a private road he'd turn the sewer line over to the town. Now the town only has to worry about Riley Road. I have no problem with it.

MR. PETRO: So in otherwords, the tendancy here is to agree with me?

MR. LANDER: As long as we don't have a problem with DEC or the owner doesn't have any problem DEC.

January 22, 1992

18

MR. BABCOCK: Did you get a copy of Mark's comments?

MR. WASHBURN: I just got them.

MR. BABCOCK: He's concerned, I shouldn't say he's concerned but he'd like to have you demonstrate that the gravity, each one of these houses with some elevations that they would get, all have gravity to the main.

MR. WASHBURN: Well approximately 18 feet of elevation difference. I'll speak to Mark on that.

MR. BABCOCK: Put something on the plan.

MR. WASHBURN: The items that he has here I see nothing of any significance.

MR. PETRO: Put the 6 inch on that.

MR. WASHBURN: He requested the 6 inch. It was his request to put the a 6 inch in.

MR. PETRO: I see it on the plan, let's make sure it stays there because a year and half when they build the fourth house they wind up with a--

MR. VAN LEEUWEN: I make a motion we take lead agency.

MR. LANDER: Second it.

MR. PETRO: We have a motion to take lead agency and seconded. Is there any comments by any of the board members? If not I'll take a vote.

ROLL CALL

MR. DUBALDI	AYE
MR. VAN LEEUWEN	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: You see the comment about the, and lot number 4 is it, the house should be shifted a little bit.

MR. WASHBURN: That's no problem.

MR. VAN LEEUWEN: We can't give you final anyway.

MR. WASHBURN: I have to get a maintenance agreement.

MR. LANDER: He has to go to Orange County.

MR. BABCOCK: They have to make the recommendation and we'll have Myra send it out if they feel it's ready to go.

MR. PETRO: Also the 8 inch base has to be shown.

MR. WASHBURN: No problem.

MR. PETRO: This will have to be sent to Orange County Planning Department, right Myra will take care of that.

MR. WASHBURN: We'll take care of the rest of the items and what's the next step, go back to the work session?

MR. PETRO: I don't know, you can talk this over with Mark. Some of the comments are self-explanatory.

MR. BABCOCK: We have a workshop, I'll only say that we have a workshop before the next meeting.

MR. PETRO: So it would be best to go.

MR. BABCOCK: If you want to adjust these at that time and then we'll know you're ready for the next agenda.

MR. LANDER: Until that time then we can send him to Orange County.

MR. WASHBURN: Do you think we'll have an answer by the next meeting?

MR. BABCOCK: 30 days you have to wait. If he was on the next agenda there's a possibility of getting subject to that.

MR. PETRO: We're doing very few subject to's but we can still do subject to hearing back.

MR. WASHBURN: We have to get local determination from Orange County Planning, there won't be a problem.

MR. PETRO: While we have a liaison to the Town Board, we would really appreciate a flag in this room, Mr. Councilman.

COUNCILMAN SPIGNARDO: I promised you a flag but then we started meeting over there and I forgot about it. I'll work on it.



Revised  
Copy

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-2

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Petronella, Francesco

Address 227 Riley Rd. - New Windsor, N.Y. 12553

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Riley Rd. - Within 500' of N.Y. City Aqueduct  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 35 Block 1 Lot 3.3

Present Zoning District R-3 Size of Parcel 4.027 Acres

5. Type of Review: \_\_\_\_\_

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units 2 Lot Subdivision

Site Plan: Use \_\_\_\_\_

3/4/92

Date

Myra Mason, Secy for the P.B.  
Signature and Title

ORANGE COUNTY DEPARTMENT OF PLANNING  
APPLICATION FOR MANDATORY COUNTY REVIEW  
OF LOCAL PLANNING ACTION

(Variances, Zone Changes, Special Permits, Subdivisions, Site Plans)

Local File No. 92-2

1. Municipality TOWN OF NEW WINDSOR Public Hearing Date \_\_\_\_\_

☐ City, Town or Village Board ☒ Planning Board ☐ Zoning Board

2. Owner: Name Petronella, Francesco

Address 227 Riley Rd. - New Windsor, NY 12553

3. Applicant\*: Name \_\_\_\_\_

Address \_\_\_\_\_

\* If Applicant is owner, leave blank

4. Location of Site: Riley Rd. - Within 500' of N.Y. City Aqueduct  
(street or highway, plus nearest intersection)

Tax Map Identification: Section 35 Block 1 Lot 3.3

Present Zoning District R-3 Size of Parcel 4.027 Acres

5. Type of Review: \_\_\_\_\_

Special Permit: \_\_\_\_\_

Variance: Use \_\_\_\_\_

Area \_\_\_\_\_

Zone Change: From \_\_\_\_\_ To \_\_\_\_\_

Zoning Amendment: To Section \_\_\_\_\_

Subdivision: Number of Lots/Units 4 Lot Subdivision

Site Plan: Use \_\_\_\_\_

1/27/92

Date

Miguel Mason, Sec'y for the P.B.

Signature and Title

92-2



MARY MCPHILLIPS  
County Executive

Department of Planning  
& Development  
124 Main Street  
Goshen, New York 10924  
(914) 294-5151

PETER GARRISON Commissioner  
VINCENT HAMMOND Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT  
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor D P & D Reference No. NWT 3 92 N

Applicant Francesco Petronella County I.D. No. 35 / 1 / 3.3

Proposed Action: Subdivision - 4 lots

State, County, Inter-Municipal Basis for 239 Review Within 500' of NYC Aqueduct

Comments: There are no significant intercommunity or Countywide concerns to bring to your attention.

Related Reviews and Permits \_\_\_\_\_

County Action: Local Determination XXXX Disapproved \_\_\_\_\_ Approved \_\_\_\_\_

Approved subject to the following modifications and/or conditions: \_\_\_\_\_

2/19/92  
Date

Commissioner



92-2

MAR - 4 1992

Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision Petroxella \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ✓  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Fred Lays, Jr.  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

March 5, 1992  
DATE

✓  
CC: M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: TOWN FIRE INSPECTOR  
DATE: 04 MARCH 1992  
SUBJECT: FRANCESCO PETRONELLA  
SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PB-92-002

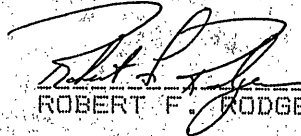
DATED: 04 MARCH 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-015

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS  
CONDUCTED ON 4 MARCH 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: 03 MARCH 1992; REVISION 1

  
ROBERT F. RODGERS; CCA

✓  
CC: M.E.

3-5-92

92-2  
MAR - 4 1992  
Rev 1

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM

The maps and plans for the Site Approval

Subdivision

as submitted by

Ronald A Washburn

for the building or subdivision of

Francesco Petrone

has been

reviewed by me and is approved ☒

~~disapproved~~

~~if disapproved, please list reason~~

There is no town water in this area.

HIGHWAY SUPERINTENDENT

Steve S. S. S.  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

✓  
CC: M.E.



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 92-2  
WORK SESSION DATE: 3 March '92 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: New Plan  
PROJECT NAME: Petronella  
PROJECT STATUS: NEW ? OLD X  
REPRESENTATIVE PRESENT: \_\_\_\_\_  
MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. John  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

For signs w/c being rem & new service  
being provided.

For signs adjoining prop owner has been  
advised of drive elimination.

- Show driveway
- add elevs.
- App'l box

Chk w/ Jim Petro re Cond  
4MJE91 pbwsform App'l

Licensed in New York, New Jersey and Pennsylvania

Plan  
G  
C/D/P  
Send copy of  
to George  
and O/C as  
soon as rec'd

92- 2

JAN - 3 1992

orig.

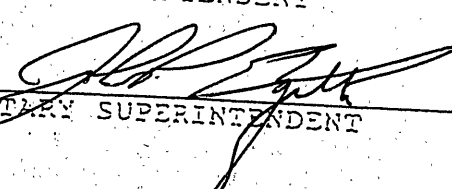
BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
F. PETRONELLA for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_  
disapproved \_\_\_\_\_

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

1-14-92

\_\_\_\_\_  
DATE

✓  
CC: M.E.

INTER-OFFICE CORRESPONDENCE

TO: TOWN PLANNING BOARD  
FROM: TOWN FIRE INSPECTOR.  
DATE: 8 JANUARY 1992  
SUBJECT: FRANCESCO PETRONELLA SUBDIVISION

PLANNING BOARD REFERENCE NUMBER: PB-92-02

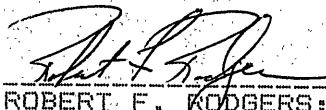
DATED: 8 JANUARY 1992

FIRE PREVENTION REFERENCE NUMBER: FPS-92-002

A REVIEW OF THE ABOVE REFERENCED SUBJECT SUBDIVISION PLAN WAS  
CONDUCTED ON 8 JANUARY 1992.

THIS SUBDIVISION PLAN IS ACCEPTABLE.

PLAN DATED: DECEMBER 1991

  
\_\_\_\_\_  
ROBERT F. RODGERS; CCA

1-6-92

92-2

JAN - 8 1992

Orig.

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, SANITARY INSP  
D.O.T., O.C.H., O.C.P., D.P.W., ~~WATER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_

as submitted by \_\_\_\_\_

for the building or subdivision of \_\_\_\_\_

reviewed by me and is approved ☒

disapproved \_\_\_\_\_

~~If disapproved, please list reason~~ \_\_\_\_\_

There is no ~~water~~ <sup>your</sup> water in this area.

HIGHWAY SUPERINTENDENT \_\_\_\_\_

Stan D. J.  
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT \_\_\_\_\_

DATE \_\_\_\_\_

✓  
CC:ME



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN OF New Windsor P/B # 92-2  
WORK SESSION DATE: 4 Sept 90 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes  
PROJECT NAME: Petronella Riley Rd  
PROJECT STATUS: NEW \_\_\_\_\_ OLD \_\_\_\_\_  
REPRESENTATIVE PRESENT: Frank P.  
TOWN REPS. PRESENT: BLDG INSP. Dino  
FIRE INSP. Rich  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

R-3 just sewer  
how wet? "swamp"  
culvert  
area subtraction  
need surveyor





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF

New Windsor

P/B #92 - 2

WORK SESSION DATE:

30 Dec 1991

APPLICANT RESUB.  
REQUIRED:

Full App

REAPPEARANCE AT W/S REQUESTED:

No

PROJECT NAME:

Frank Petronella

PROJECT STATUS:

NEW

X

OLD

REPRESENTATIVE PRESENT:

Ron Washburn

MUNIC REPS PRESENT:

BLDG INSP.

X

FIRE INSP.

VAC

ENGINEER

X

PLANNER

P/B CHMN.

OTHER (Specify)

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

277 Riley Rd

add 1000 Liv Area

rec adj lot 3 for width @ frontyd 5/8

rec 6" lines - min spacing between lines

shed lot 2 TBR

poles thru lot 1 both dir -

PR/ = util ease - sub lift station ease

? SEWER PRIVATE - indiv lot

next avail agenda

92-2  
JAN - 3 - 1992

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project Francesco Petronella
2. Name of Applicant Same Phone 564-8006  
Address 227 Riley Road New Windsor, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Same Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Ron Washburn Phone 561-4171  
Address 44-52 Route 9W New Windsor, N.Y. 12553  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning Board Meeting Ron Washburn Phone 561-4171  
(Name)
7. Location: On the Westerly side of Riley Road.  
\_\_\_\_\_ feet \_\_\_\_\_  
(Direction)  
of \_\_\_\_\_  
(Street)
8. Acreage of Parcel 4.027 9. Zoning District R-3
10. Tax Map Designation: Section 35 Block 1 Lot 3.3
11. This application is for Subdivision

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? \_\_\_\_\_

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership  
Section \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

FRANCESCO PERONE/IA being duly sworn, deposes and says that he resides at 227 Riley Rd. in the County of ORANGE and State of NEW YORK and that he is (the owner in fee) of \_\_\_\_\_

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized \_\_\_\_\_ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

27 day of December 1981

Cecil E. Small  
Notary Public

CECIL E. SMALL

Notary Public, State of New York  
Residing in Dutchess County #14-9047090  
Commission Expires 11-30-92

Francesco Perone  
(Owner's Signature)

Francesco Perone  
(Applicant's Signature)

(Title)

90 - 2  
JAN - 3 1992

SEQR

PROJECT I.D. NUMBER

617.21

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <b>Francesco Petronella</b>	2. PROJECT NAME <b>Same.</b>
3. PROJECT LOCATION: Municipality <b>New Windsor, New York</b> County <b>Orange.</b>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <b>Westerly side of Riley Road.</b>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <del>1 Lot Subdivision</del> <del>4 Lot Subdivision</del> <b>2 Lot Subdivision (R.W.)</b>	
7. AMOUNT OF LAND AFFECTED: Initially <b>4.027</b> acres Ultimately <b>—</b> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <b>Dec. 5, 1991</b>
Signature: <b>Francesco Petronella</b>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

## PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</b>	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b>	
<input type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, explain briefly	

## PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
_____ Name of Lead Agency	
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from responsible officer)
_____ Date	

PROXY STATEMENT  
for submittal to the  
TOWN OF NEW WINDSOR PLANNING BOARD

Francesco Petronella, deposes and says that he  
resides at 227 Riley Road, New Windsor  
(Owner's Address)  
in the County of Orange  
and State of New York  
and that he is the owner in fee of 35-1-33

which is the premises described in the foregoing application and  
that he has authorized Ronald Washburn  
to make the foregoing application as described therein.

Date: 12-27-91

Francesco Petronella  
(Owner's Signature)

Carol E. Small  
(Witness' Signature)

CAROL E. SMALL  
Notary Public, State of New York  
Residing in Dutchess County #14-9047090  
Commission Expires 11-30-92

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF  
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT  
AND/OR OWNER AT THE MEETINGS.

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- \*2. ☒ Proxy Statement
3. ☐ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- \*2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ Surveyor's certification.
12. ☒ Surveyor's seal and signature.

\*If applicable.

13. ☒ Name of adjoining owners.
14. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☒ Flood land boundaries.
16. ☒ *N/A* A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☒ Include existing or proposed easements.
20. ☒ Right-of-Way widths.
21. ☒ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☒ Show any existing waterways.
- \*25. ☒ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☒ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☒ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.



29. ☒ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. ☒ Provide "septic" system design notes as required by the Town of New Windsor.
31. ☒ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ☒ Indicate percentage and direction of grade.
33. ☒ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ☒ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. ☒ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Ronald A. Washburn P.L.S.  
Licensed Professional

Date: Dec. 5, 1991

Washburn Associates  
44-52 Route 9W  
New Windsor, New York

Map Reference;  
"Peter Congelosi"  
Filed August 1, 1972  
Filed Map No. 2834

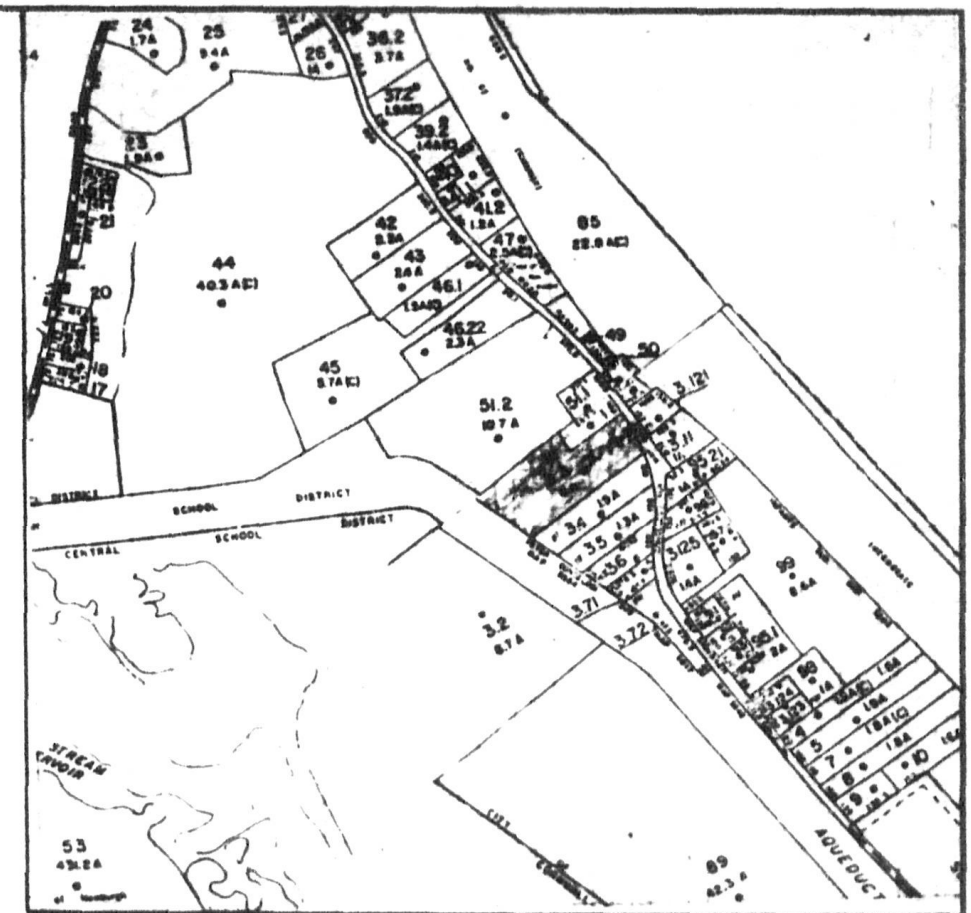
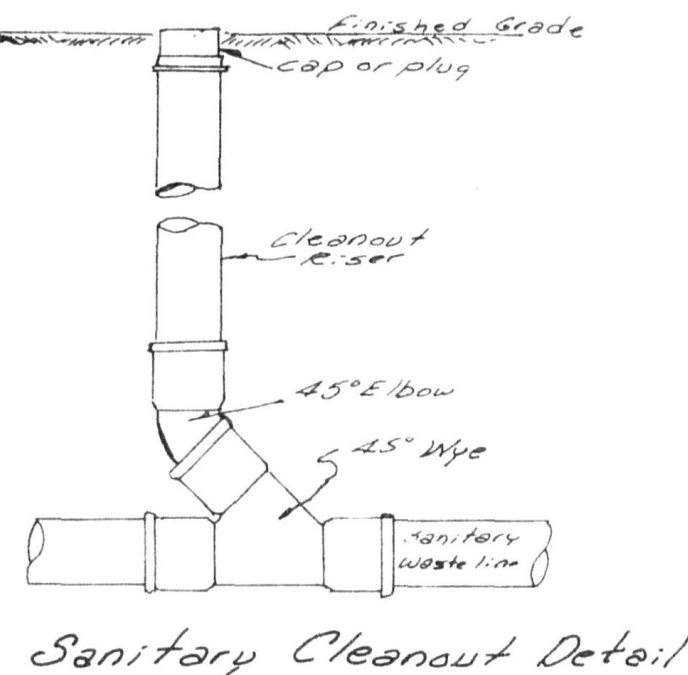
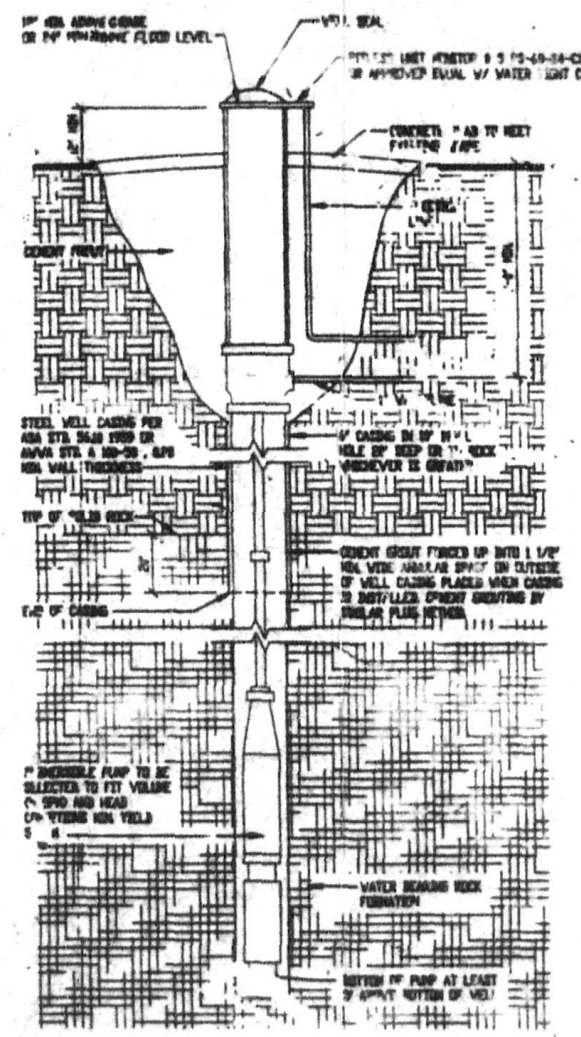
"Only copies from the original of this survey marked with an original of the Land Surveyor's inked seal or his embossed seal shall be considered to be valid true copies."

"Unauthorized alteration or addition to a survey map bearing a licensed Land Surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

Applicable Zoning  
R-3 Zone

	Required	Provided
Min. Area	32,670 Sq. Ft.	36010 Sq. Ft.
Min. Width	100 feet	135 feet
Min. Front Yard	35 feet	35 feet
Min. Side Yard	15 feet	15+ feet
Both Side Yards	30 feet	30+ feet
Min. Rear Yard	40 feet	40+ feet
Min. Frontage	60 feet	60 feet
Bldg. Ht. (Max)	35 feet	
Percent of coverage	15%	
Liveable Area	1000 Sq. ft.	

N/F Frontera  
Liber 1923 Page 828



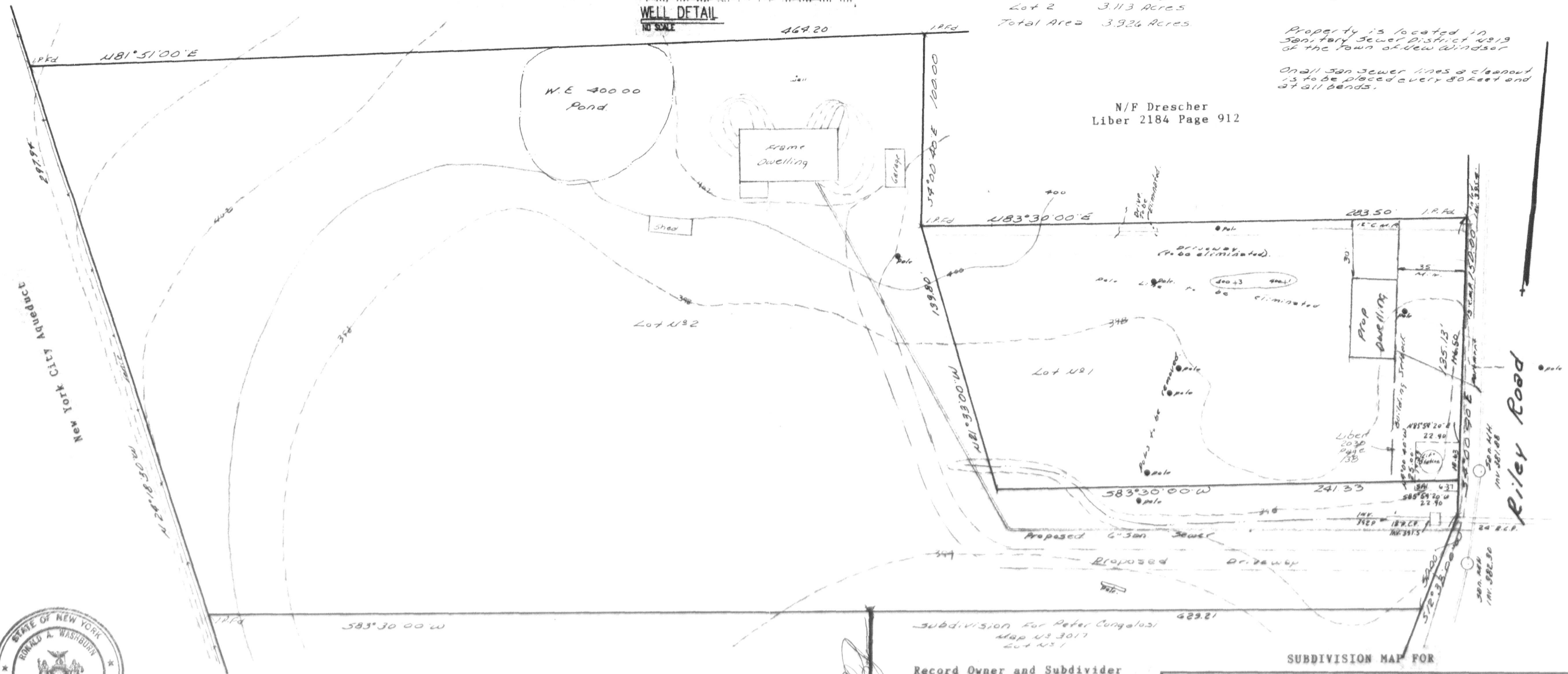
Town of New Windsor Tax Map Section  
35 Block 1 Lot 33

Lot Area  
Lot 1 35,426 Sq. Ft. Easement Area 416 Sq. Ft.  
Lot 2 3.113 Acres  
Total Area 3.926 Acres

Property is located in  
Sanitary Sewer District 4319  
of the Town of New Windsor

On all San Sewer lines a cleanout  
is to be placed every 80 feet and  
at all bends.

N/F Drescher  
Liber 2184 Page 912



I hereby certify that this is the result of an actual  
Land Survey prepared by myself on Dec. 1991, and is certified  
true and correct as shown hereon.

Ronald A. Washburn  
Ronald A. Washburn Lic. No. 48368

SUB DIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON MAR 18 1992 AUG 19 1992

BY Ronald Lander  
RONALD LANDER  
SECRETARY

APPROVED BY THE  
BUREAU OF FIRE PREVENTION  
TOWN OF NEW WINDSOR, N.Y.  
DATE: 2/17/92

Record Owner and Subdivider

Francesco Petronella  
Riley Road  
New Windsor, New York, 12553

I, Francesco Petronella Have  
reviewed this plat and concur.

Francesco Petronella Date 2/17/92

SUBDIVISION MAP FOR

Francesco Petronella

SCALE: 1/4\"	APPROVED BY:	DRAWN BY:
DATE: Feb, 1992		REVISED 3/3/92
Town of New Windsor, Orange Co. N.Y.		
DRAWING NUMBER		4843